

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 24, 2005

ITEM NO. 2

CASE NUMBER/ PROJECT NAME	63-DR-2000#2 Liberty Property Trust - Scottsdale Campus Expansion		
LOCATION	8501 E Raintree Drive		
REQUEST	Request approval for site plan, landscape plans and elevations for three office buildings and two parking structures.		
OWNER	Liberty Property LP 215-568-4100	ENGINEER	DEI Civil Engineering 602-954-0038
ARCHITECT/ DESIGNER	RSP Architects 480-889-2000	APPLICANT/ COORDINATOR	Mike Leary Mike Leary 480-991-1111
BACKGROUND	<p>Zoning.</p> <p>The property is zoned Industrial Park District, Planned Community Development (I-1, PCD). Business and professional offices are permitted in this district.</p> <p>Context.</p> <p>The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the property is located between Northsight Boulevard and 87th Street south of Raintree Drive and has an address of 8501 E. Raintree Drive. There are a variety of zoning districts that bound the property including office, industrial, and commercial. The site, currently undeveloped, is relatively flat and contains natural vegetation.</p> <p>History.</p> <p>On August 24, 2000, the Development Review Board approved a case (63-DR-2000) on this property substantively matches what is being proposed today. The approval of the previous case expired prior to any building permits being pulled. With the new proposed case, the applicant has refined both the site plan and the architecture of the buildings including a redesign of the parking structures to better compliment the proposed buildings.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant requests approval of site plan, landscape plan, and elevations for three, three-story office buildings and two parking structures to be developed in three phases. The project, at build out, will consist of 360,000 sq. ft. of office space.</p>		

Scottsdale Development Review Board Report
Case No. 63-DR-2000#2

Development Information:

- | | |
|----------------------------|-----------------|
| • Existing Use: | Vacant Land |
| • Parcel Size: | 13.8 acres |
| • Total Square Footage: | 360,000 sq. ft. |
| • Number of Buildings: | 3 buildings |
| • Height Allowed/Provided: | 36 ft. |
| • Parking Required: | 1,254 spaces |
| • Parking Provided: | 1,842 spaces |

DISCUSSION

The project is a proposed expansion to the existing Vanguard campus located south of the site. The site plan and landscape plan will be built in phases. Access to the site comes from three secured driveways, one along Raintree Dr., Northsight Blvd., and 87th Street. The Transportation Department has reviewed and approved the loading driveway proposed along Raintree Drive. The buildings have been placed along the street with limited surface parking placed behind them. The applicant proposes decorative pavement at the driveway entrances, front entrance pedestrian courtyard areas, and in the visitor parking areas. Open space and parking meet the Zoning Ordinance requirements.

The body of the three office buildings consists of a medium sandblast finished pre-cast concrete (natural finish) with a Sandstone (buckskin) base. Gray metallic aluminum metal panels and fascia will accent the office buildings. The two parking structures have been designed with the same architectural features and materials of the office buildings. The windows, especially on the west, south and east, will be deeply recessed. To help mitigate the west sun exposure, the applicant will incorporate vertical metal fins as part of the window mullions to shade the solar shades windows of the top two levels. Windows and doors will consist of green tinted insulated glazing with anodized aluminum frames.

The landscaping will include a variety of desert plant materials including Blue Palo Verde, Palo Brea, Native Mesquite, Ironwood, and a variety of shrub and groundcover. The front entrance pedestrian courtyard areas will utilize limited turf and fountains. Furthermore, the applicant will participate in the LEED (green building) program offered by the City of Scottsdale.

PUBLIC INPUT

The applicant sent out letters to all property owners within 300 ft. of the site. The applicant, nor the city, has received any phone calls or letters from the public.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

Scottsdale Development Review Board Report
Case No. 63-DR-2000#2

STAFF CONTACT(S) Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: Lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations (Building #1)
7. Color Elevations (Building #2)
8. Color Elevations (Building #3)
9. Color Elevations (Phase 1 and 2 Parking Structure)
10. Color Elevations (Phase 3 Parking Structure)
11. Color Elevations (Security Stations)
12. Color Perspective
13. Site Phasing Plan
14. Landscape Phasing Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12/13/04

Project No.: 648 - PA - 2004

Coordinator: Bill Verschuren

Case No.: 63 - DL - 2000052

Project Name: Liberty Property Trust

Project Location: 8501 E. Paintree Drive

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 PCD

Proposed Zoning: I-1 PCD

Number of Buildings: 5

Parcel Size: 13.8 acres

Gross Floor Area/Total Units: 360,000 SF

Floor Area Ratio/Density: .598

Parking Required: 1254

Parking Provided: 1842

Setbacks: N - 50' S - 47' E - 50' W - 50'

Description of Request:

see attached.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



13 December 2004

Bill Verschuren
City of Scottsdale Development Services
7447 E. Indian School Road
Scottsdale, AZ 85251

RE: Project Narrative for Liberty Property Trust
RSP Comm. No. 6364.022.01

Dear Mr. Verschuren:

The expansion of the Vanguard campus was previously approved by the Development Review Board in 2000 (reference Case 63DR-2000). This submittal is substantially similar to the 2000 submittal with the exception of additional refinements to the site plan and building elevations.

This project will consist of three 120,000 square feet Class A, LEED certified office buildings sited on 13.8 acres bounded by Northsight Blvd., Raintree Drive and 87th Street. In addition, there will be two four-level parking structures. Each structure will have two levels below grade and two above grade. In addition, the perimeter of the top level of each garage will have a shade structure which will provide covered parking and increase the architectural character of the garages.

The placement of all five buildings (planned in three phases) provides a variety of massing along Raintree Drive and will not appear as a linear, unarticulated mass.

~~_____~~ The three office buildings will have sandstone as a base material and a medium sandblast finished pre-cast concrete as the predominant secondary material. Green tinted glazing with anodized aluminum window frames and metallic aluminum metal panels and fascia will balance out the palette. The glazing will be located based on the orientation of the façade. West, south and east elevations will have deep set windows. The north windows will have a shallower recess. To help mitigate the harsh west sun exposure, the west elevation of the Phase 1 office building will have metal vertical solar shades along the windows at the top two levels. Trees along the lower windows will reduce the west sun exposure in lieu of vertical shading.

In addition, the roof overhangs on the west, south and east will be 10 feet. On the north side the roof overhangs will be 2 feet. The landscape approach will

Stephen J. Fautsch, AIA

Jim Fitzhugh, AIA

Mic Johnson, AIA

Robert M. Lucius, AIA

Michael R. Lyner, AIA

Jeremy P. Mayberg, AIA

David C. Norback, AIA

Patricia Parrish

Michael J. Plautz, AIA

Joe Tyndall, AIA

Terry Wobken, AIA

Mr. Verschuren
13 December 2004
Page 2



accentuate pedestrian connections, and with the combination of depressed detention areas, berms and xeriscape will enhance the foreground to all sides of the buildings. Xeriscape will occur everywhere with the exception of the pedestrian courtyard area which will have turf and fountains. Decorative pavement will be used at all driveway entrances, pedestrian plazas and visitor parking areas near the building entrances.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke that ends in a vertical drop.

Beau Dromiack
Associate

Copy: File



**Q.S.
33-48**

G.I.S. ORTHOPHOTO 2003

Liberty Property Trust

63-DR-2000#2

ATTACHMENT #2



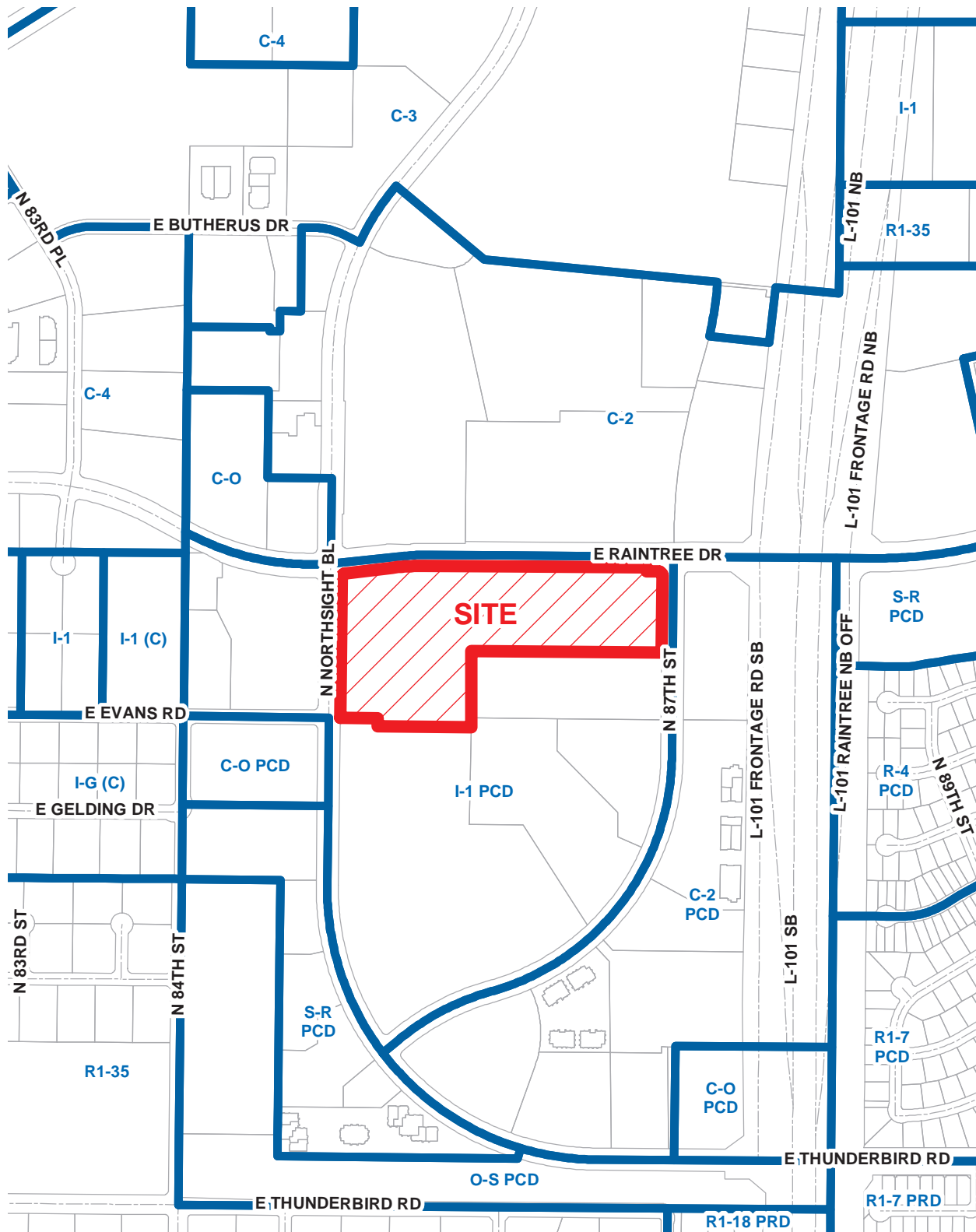
Q.S.
33-48

G.I.S. ORTHOPHOTO 2003

Liberty Property Trust

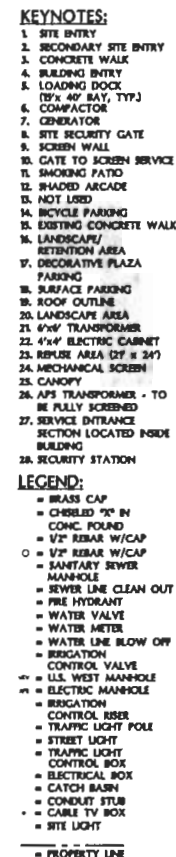
63-DR-2000#2

ATTACHMENT #2A



63-DR-2000#2

ATTACHMENT #3



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BY: _____



LEGEND:

-  SANDSTONE - "BUCKSKIN"
-  PRECAST CONCRETE, NATURAL FINISH
-  PRECAST CONCRETE, INTEGRALLY COLORED (REDDISH-GRAY)
-  GREEN TINTED INSULATED GLAZING WITH BRONZE ANODIZED FRAMES
-  METAL PANEL OR FASCIA WITH GRAY KYNAR FINISH

Phase 2 - Building 2

Scottsdale Campus Expansion Project Address: S.W.C. of 87th Street & Raintree Drive

2' 4' 8' 16' 32' 48'

Scale: 1/8" = 1'-0"

Project: 604022.01

Date: 2/3/2005

Preliminary Design

1. All dimensions are in feet and inches. 2. All dimensions are to the center of the member unless otherwise noted. 3. All dimensions are to the finished surface unless otherwise noted. 4. All dimensions are to the center of the member unless otherwise noted. 5. All dimensions are to the finished surface unless otherwise noted.

LIBERTY

2000 Liberty Avenue, Suite 100, Scottsdale, AZ 85259

Phone: (480) 344-1111 Fax: (480) 344-1112

Website: www.libertyaz.com

Liberty Projects (1)

Scottsdale Campus Expansion

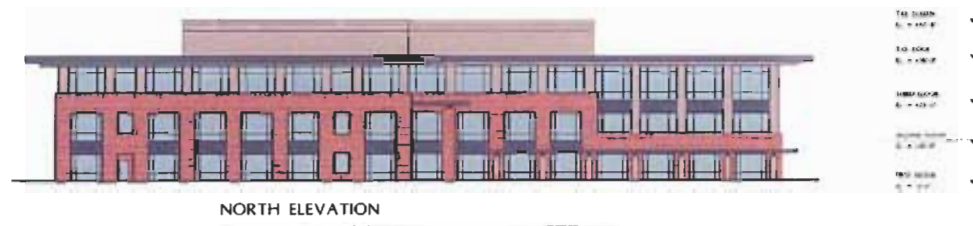
Phase 2 - Building 2

2/3/2005



RSP Properties
2000 Liberty Avenue
Suite 100
Scottsdale, AZ 85259





Phase 3 - Building 3

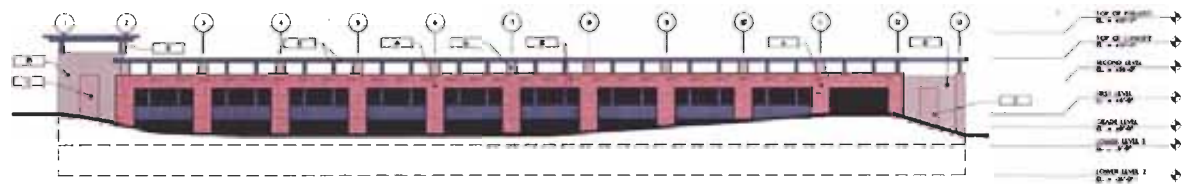
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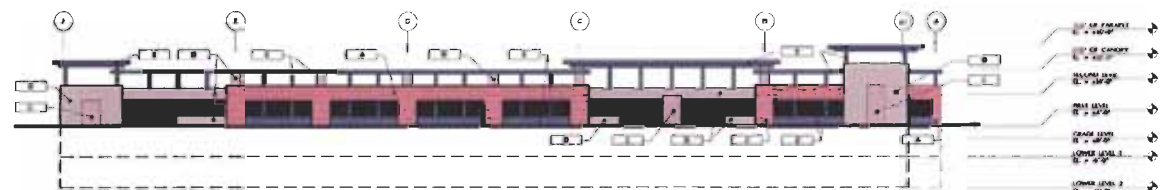
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 Date: 02/01/05
 By: [Signature]
 Preliminary Design

LIBERTY
 ARCHITECTS
 1000 North Central Expressway
 Suite 1000
 Scottsdale, Arizona 85260
 Phone: (480) 948-1000
 Fax: (480) 948-1001
 Website: www.libertyarchitects.com

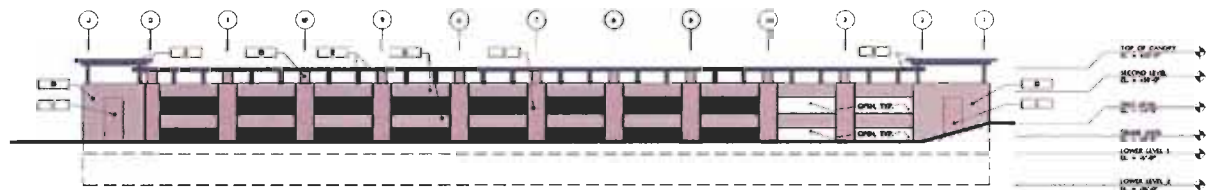




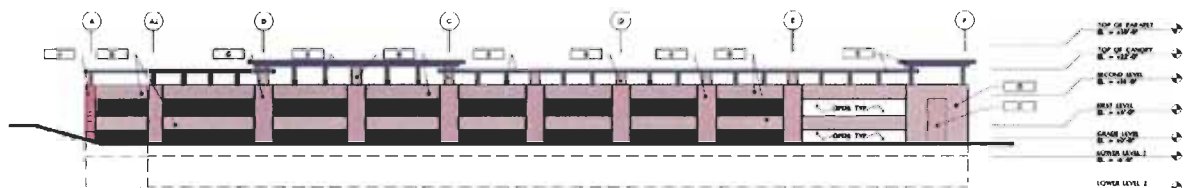
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LEGEND:

-  SANDSTONE - "BUCKSKIN"
-  PRECAST CONCRETE, NATURAL FINISH
-  PRECAST CONCRETE, INTEGRALLY COLORED (REDDISH-GRAY)
-  METAL PANEL OR FASCIA WITH GRAY KYNAR FINISH

Phase 1 and 2 - Parking Structures

Scottsdale Campus Expansion

Project Address: S.W.C. of 87th Street & Raintree Drive

3' 4' 8' 16' 32' 48'

1/16" = 1'-0"

604-322-01

27 January 2005

Preliminary Design

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LIBERTY

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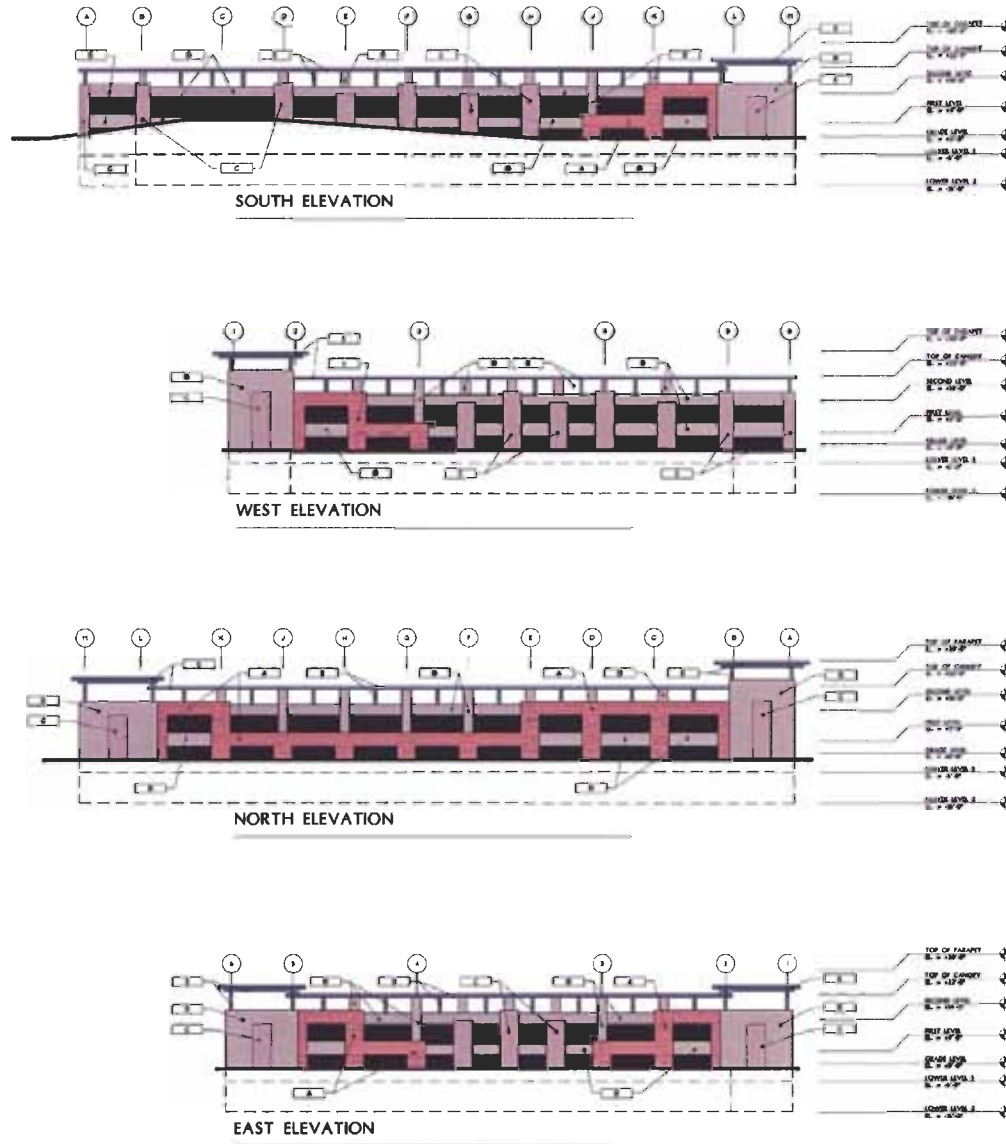
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


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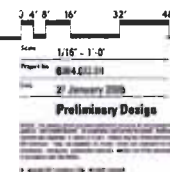
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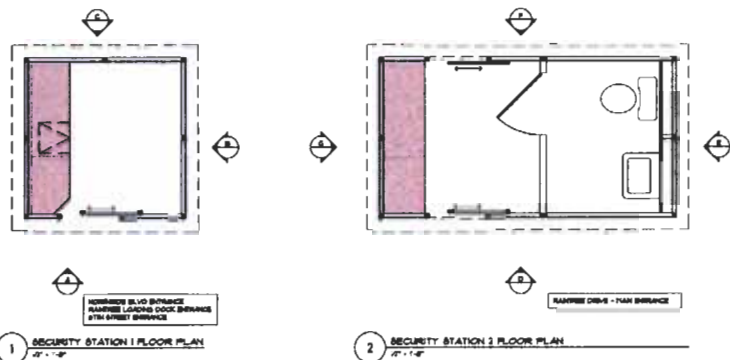
-  SANDSTONE - "BUCKSKIN"
-  PRECAST CONCRETE, NATURAL FINISH
-  PRECAST CONCRETE, INTEGRALLY COLORED (REDDISH-GRAY)
-  METAL PANEL OR FASCIA WITH GRAY RYNAR FINISH



Phase 3 - Parking Structure 3

Scottsdale Campus Expansion Project Address: S.W.C. of 87th Street & Raintree Drive

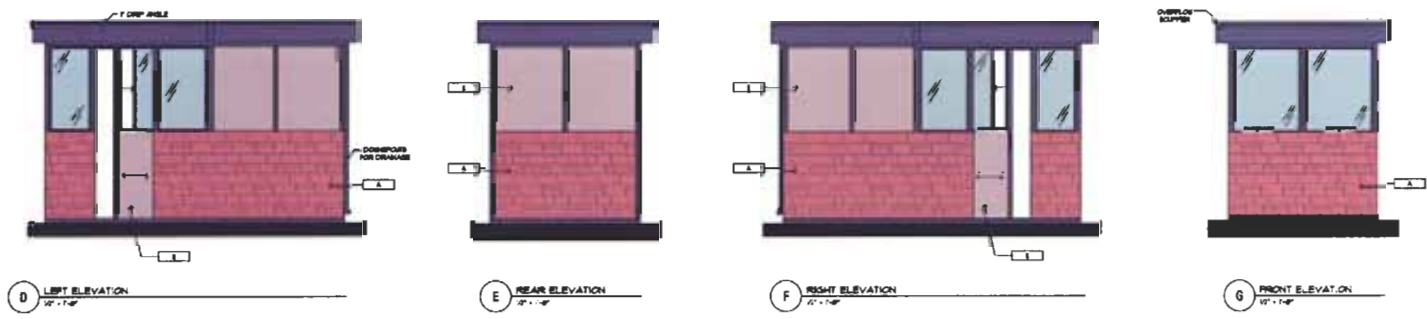




LEGEND:

SANDSTONE - "BUCKSKIN"

PAINTED STEEL FINISH TO MATCH METAL PANELS ON MAIN BUILDINGS



Phase 1 - Security Stations

Scottsdale Campus Expansion Project Address : S.W.C. of 87th Street & Raintree Drive

0' 6" 1' 2' 4' 6'

Scale: 1/8" = 1'-0"

Project: 0304022.81

Date: 18 February 2005

Preliminary Design

A205

LIBERTY
UNIVERSITY

for
Vanguard

Liberty Property Trust
16 Palmy Avenue Parkway
Broomfield Corporate Center
Broomfield, Pennsylvania 17008

000.000.000
000.000.000
000.000.000

rsp

100 S. College Avenue
Suite 100
Tempe, AZ 85281

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480.885.2000 Fax
www.rspgroup.com

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FEB 02 2005
BY: _____



Perspective Along Raintree Drive

Scottsdale Campus Expansion

Project Address : S.W.C. of 87th Street & Raintree Drive

Scale	0
Project No.	6364.022.01
Date	10 December 2004
Preliminary Design	

NORTHSIGHT BLVD



PHASE 1 LIMITS
APPROX. PHASE SCHEDULE
JANUARY 2003 - MAY 2006

PHASE 2 LIMITS
APPROX. PHASE SCHEDULE
NOVEMBER 2006 - MARCH 2008

PHASE 3 LIMITS
APPROX. PHASE SCHEDULE
SEPTEMBER 2008 - JANUARY 2010

(Future Phase Pods are covered with a layer of decomposed granite)

— PROPERTY LINE —
— PHASE LINE —

Project Address : S.W.C. of 87th Street & Raintree Drive

Scale	1" = 40'-0"
Project No.	0364.022.01
Date	18 February 2005
Preliminary Design	

Preliminary Design

NOTES: The groups above are described briefly including all indicated disciplines, programs, and degree levels, and programs and centers in biology, agriculture, and environmental sciences, in which it is not, without explicit college permission or NSF approval. These are available for federal copies and evaluation in electronic, microfilm, microfiche, government operation, machine and other national and international with the Office.

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ASP-3

LIBERTY
 自由、平等、博爱、共和

for
Vanguard

Liberty Property Trust
65 Valley Stream Parkway
Great Valley Corporate Center
Malvern, Pennsylvania 19355

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**SCOTTSDALE CAMPUS
EXPANSION
8501 E. RAINTREE
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

As shown
83,000 GVW OVER
PARKING GARAGE
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1,500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3'-0" CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT to Gp II SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE AN UNDERGROUND LOOPED WATER MAIN SYSTEM.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Liberty Property Trust Case 63-DR-2000#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by RSP Architects with a receipt date of 2/2/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by RSP Architects with a receipt date of 3/3/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by E-Group with a receipt date of 2/22/2005.
 - d. Phasing of the project shall be consistent with the phasing plan (ASP-3) with a date by staff of 12/16/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

OPEN SPACE:**DRB Stipulations**

10. All proposed water features require separate approval from the City Water Resources Department prior to final plans submittal.

Ordinance

- A. Revise Site Plan/Open Space Worksheet and calculations removing provided open space from the deceleration lanes on Northsight Blvd. and Raintree Drive.

LANDSCAPE DESIGN:**DRB Stipulations**

11. Phase 1 landscape improvements shall include the entire Raintree Drive frontage from Northsight Blvd. east to the main entrance (with the exception of the pad(s) for Phase 2). This shall include all drainage basin areas.
12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

- B. 50% of all trees provided shall be mature in size, 1.5 inches average caliper for multi-trunk trees and 3 inches average caliper for single trunk trees. Submit calculations on the landscape plan for final plans review.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. The maximum height of light poles on top of the parking structures shall not exceed 16-feet in height, and shall not be located within 60-feet of any façade of the parking structures.
17. Any proposed bollard lighting shall utilize fixed louvers.
18. No up lighting of the proposed structures shall be permitted.
19. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
20. Remove all landscaping from the photometric analysis plan.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 10.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Carport Lighting

- i. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- C. Revise site plan to show bicycle-parking calculations.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 23. No exterior vending or display shall be allowed.
- 24. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 25. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 26. Architectural Site Plan, dated 2/18/05, prepared by RSP Architects, dated 3/3/05 by City Staff.
- 27. Conceptual Grading and Drainage Exhibit, dated 1/27/05, prepared by DEI Professional Services, L.L.C, dated 2/2/05 by City Staff.
- 28. Preliminary Drainage Report, dated 1/27/05, prepared by DEI Professional Services, L.L.C, dated 2/2/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 29. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
30. Demonstrate consistency with the approved Master Drainage Report for Northsight Commercial Development, dated January 17, 2002, revised January 28, 2002, prepared by Gilbertson Associates, Inc.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
31. Final Drainage Report for Phase I need to clearly discuss stormwater management requirements and plans for the future phases as well as the initial phase.
32. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
33. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- D. On-site stormwater storage is required for the full 100-year, 2-hour storm event for the eastern portion of the site (labeled as area GE in the Drainage Exhibit of the Preliminary Drainage Report). The western portion of the site (labeled as area GW in the Drainage Exhibit of the Preliminary Drainage Report) shall provide onsite stormwater storage for post-development stormwater runoff in excess of the pre-development conditions. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

G. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Raintree Drive	Minor Arterial	45' Half (existing)	See stipulations	Vertical	5' min wide sidewalk
Northsight Blvd	Major Collector	45' Half (existing)	See stipulations	Vertical	5' min wide sidewalk
87 th Street	Major Collector	45' Half (existing)	See stipulations	Vertical	5' min wide sidewalk

DRB Stipulations

34. The developer shall remove the median nose on the east leg of the Northsight Blvd. and Raintree Drive intersection that currently extends into the pedestrian crosswalk.
35. Three driveways, including the guard stations/gates, shall be provided for this development in conformance with the Enlarged Driveway Entrance Plan (AS2-1) dated by staff 3/10/05. During Phase I of the project, the developer shall design and construct two driveways, one on Raintree Drive, and one shared driveway on Northsight Boulevard. As approved by Transportation Engineering, the third driveway on 87th Street shall be provided during Phase III of this project. Where medians are proposed in the site driveways, a minimum of 20' clear drivable width shall be provided. The median nose shall not be extended into the public right-of-way. The driveway median configurations shall be approved by Transportation Department prior to the final plan approval.
36. The minimum spacing of new site driveways shall be 330 feet from adjacent driveways and street intersections (measured to the driveway centerline). Access into the proposed loading area on Raintree Drive shall be located a minimum distance of 250 feet from Northsight Boulevard.
37. The developer shall construct right-turn deceleration lanes at the following locations:
- Northbound on Northsight Boulevard at the intersection with Raintree Drive.
 - Eastbound on Raintree Drive at main site driveway and at the proposed access to the loading area.
 - Existing eastbound on Raintree Drive at the intersection with 87th Street.
 - Southbound on 87th Street at the site driveway.
- Phase I improvements shall include deceleration lanes at locations listed in a, b, c above. Location d can be constructed in the future phases of this project.
38. The developer shall modify the existing median on Northsight Boulevard south of Raintree Drive to provide a minimum of 125 ft. of storage for southbound left turns and a minimum of 225 ft. of storage for northbound left turns.
39. The developer shall modify the existing median on Raintree Drive to provide a minimum 175 feet of storage for the westbound left-turn movement at the main site driveway. A minimum 100 feet of storage lengths shall be provided at all other deceleration lanes.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

DRB Stipulations**Ordinance**

- I. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

40. The developer shall provide a minimum parking-aisle width of 24 feet.
41. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
42. The developer shall provide raise pedestrian crossings for pedestrian connection from parking structures to site buildings.
43. Sidewalk shall be provided along at least one side of each site driveway, connecting the on street sidewalk to the interior pedestrian path system.

Ordinance

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Cross Access easement	With adjacent property to the south at the Northsight driveway
Drainage Easements	At retention basins
Access Easements	To the monitoring manholes

DRB Stipulations

44. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
45. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Raintree Drive, 87th Street and Northsight Boulevard except at the approved driveway location.
46. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

K. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

L. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

47. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures. If proposing a trash compactor, the developer shall contact Mark Powell, Service Coordinator City of Scottsdale Solid Waste Department (480) 312-5610 for review and approval. A written approval for the use of a trash compactors and its accessibility shall be provided with final plan submittal.

48. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

M. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

N. Underground vault-type containers are not allowed.

O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

49. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater Basis of Design reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
50. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

51. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

52. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Private Sewer System

53. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

54. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

- S. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

55. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]